

TOWN OF VERNON  
**Planning & Zoning Commission (PZC)**  
**Thursday, February 7, 2019, 7:30 PM**  
Town Hall  
14 Park Place, 3<sup>rd</sup> Floor  
Council Chambers  
Vernon, CT

RECEIVED  
VERNON TOWN CLERK  
19 FEB 28 AM 9:54

**APPROVED MINUTES**

1. Call to Order & Roll Call by Susan Reudgen, Chairperson at 7:31pm
  - Regular members present: Susan Reudgen, Roland Klee, Iris Mullan and Jesse Schoolnik
  - Absent Members: Ronald Scussel, Wes Shorts, and Joseph Miller
  - Staff present: Shaun Gately, Interim Town Planner
  - Recording secretary: Cassandra Minor
2. Administrative Actions/Requests
  - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business" requires Commission vote
    - Interim Town Planner, Shaun Gately explained that there was a receipt of application that will be added to Section 4.1.

Roland Klee made a motion to accept the agenda with the addition to Section 4.1. Jessie Schoolnik seconded and the motion carried unanimously.

- 2.2 Communications received NOT related to Agenda items

None.

- 2.3 Acceptance of Minutes of the January 17, 2019 meeting

Jesse Schoolnik made a motion accept the meeting minutes from January 17, 2019. Roland Klee seconded and the motion carried unanimously.

3. Public Hearing and Action on Application(s)

Application [PZ-2018-14] of Economy Oil Change, Inc. for Site Plan and Special Permits at **56 Talcottville Road** (Assessor's ID: Map 02, Block 11, Lot 15), and **58 Talcottville Road** (Assessor's ID: Map 02, Block 11, Lot 17), for the development of a car washing facility.

- Interim Town Planner, Shaun Gately read the legal notice into the record.
- Legal Notice was published in the Journal Inquirer on January 26, 2019 and February 2, 2019.
- Dorian Famiglietti of Kahan, Kerensky & Capossela, LLP spoke on behalf of the applicant.

- Matthew Brown, PE of Anchor Engineering Services, Inc. of Glastonbury spoke on behalf of the applicant.
- 1 fully enclosed automated car washing- No self-washing facilities.
- Self-vacuum stations will be available.
- Access to Route 83 will be a right turn **in** and right turn **out** only- entrance from Green Circle Road will be for all other traffic.
- Dorian Famligetti distributed a GIS map of highlighted areas showing the lack of walkable areas in the vicinity of the car wash to commissioners.
- Drainage will be secure with underground catch basins with filtering system.
- Kermit Hau of KWH Enterprises, LLC spoke regarding traffic study conducted for the area.
- Discussion ensued.
- No public comments.
- Public hearing closed at 8:19PM.

Jesse Schoolnik made a motion that the Vernon Planning & Zoning Commission does hereby **APPROVE**, as amended herein, Application (**PZ-2018-14**) of Economy Oil Change for Special Permits/Site Plan of Development to construct a 4988 sq. ft. commercial car wash at 56 Talcottville Rd. (Assessor's ID: Map #02, Block #0011, Lot/Parcel #00015, #00017).

This approval is granted because the PZC finds that the application, as presented by the applicant complies with the applicable requirements of the Vernon Zoning Regulations and satisfies the requirements of section 14 governing site plans, section 17.3 governing special permits, and 20.6.1 governing Special Permits in an aquifer protection area. Special permits granted by this approval include: Motor Vehicle washing (4.9.4.18); Lot coverage of 67% (4.9.4.15.6); a Structure 39.7 feet in height (4.9.4.15.7); an Electronic Message Board or EMB (4.9.4.23.3, 16.1.1, 16.3.9, 16.3.10); and a Special Permit to remove more than 50 cubic yards of soil (15.1); Disturbing more than ½ acre in an Aquifer Protection Zone (20.4.2.5); Retention of less than 50% of lot in a natural state when in an Aquifer Protection Zone (20.4.2.6); Motor vehicle washing facility in an Aquifer Protection Zone; Any use which increases lot coverage over 60% in an Aquifer Protection Zone. Roland Klee seconded, and the motion carried unanimously.

Application [**PZ-2019-01**] of William Dowty for a Zone Change at **80 Wilson Lane** (Assessor's ID: Map 07, Block 24, Lot 1A).

- Dorian Famiglietti of Kahan, Kerensky & Capossela, LLP requested the Planning and Zoning Commission open the Public Hearing and to continue the hearing without testimony to March 7, 2019.
- Public Hearing was opened by Chairperson Susan Reudgen at 8:24PM.

Roland Klee made a motion to continue Application PZ-2019-01 to March 7, 2019. Iris Mullan seconded and the motion carried unanimously.

#### 4. New Application(s)

##### 4.1 Receipt of Application

- Application [**PZ-2019-02**] of Meetinghouse Hill, LLC for a Zone Change from Open Space to R-27 at **780 Hartford Turnpike** (Assessor's ID: Map 28, Block 66, Lot 29), and **parcel on West Street** (Assessor's ID: Map 25, Block 65, Lot 34).

Jesse Schoolnik made a motion to schedule the Public Hearing for February 21, 2019. Roland Klee seconded and the motion carried unanimously.

5. Communications sent

- Interim Town Planner, Shaun Gately informed the Commission that the letter for extension granted to PZ-2003-04 for 117 Reservoir Road has been sent.

6. Other Business/Discussion

- Interim Town Planner, Shaun Gately explained that by law the Town of Vernon is required to regulate the aquifer protection zones and within the next 6 months will need to appoint an aquifer protection authority to pass ordinances, adopt regulations, inventory business, and inventory of any hazardous materials or prohibited uses in that zone.

7. Adjournment

Jesse Schoolnik made a motion to adjourn at 8:30PM. Roland Klee seconded and the motion carried unanimously.

Respectfully Submitted,



Cassandra Minor  
Recording Secretary